



Kempsters
ESTATE AGENTS

86 Salisbury Road
Grays RM17 6DQ

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Offers in the region of
£240,000

This well presented two bedroom house is situated in a popular location within easy walking distance of Grays town centre. Features include a spacious lounge/diner, fitted kitchen, ground floor bathroom and approx 39' rear garden.



- Lounge/diner 22'10 x 12'
- Fitted kitchen 8'7 x 7'1
- Ground floor bathroom
- Bedroom one 12' x 9'6
- Bedroom two 12'7 x 8'11
- Rear garden approx 39'

ENTRANCE PORCH

Accessed via door with glazed insert, double glazed windows to front and side, tiled floor. Door to:

LOUNGE/DINER

22'10 x 12' (6.96m x 3.66m)

Double glazed windows to front and rear, access to first floor, smooth plastered ceiling with inset spotlights, two radiators, power points, laminate floor.

KITCHEN

8'7 x 7'1 (2.62m x 2.16m)

Window to side, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for fridge, freezer and washing machine, partly tiled walls, power points, tiled floor.

INNER LOBBY

Door to side leading to rear garden, textured ceiling, built-in cupboard, tiled walls, tiled floor.

BATHROOM

Opaque glazed window to rear, extractor fan, suite comprising corner bath with independent shower unit above, vanity unit with inset wash hand basin and low flush wc, cupboard housing gas central heating boiler, tiled walls, tiled floor.

SMALL FIRST FLOOR LANDING

Coved and textured ceiling, fitted carpet.

BEDROOM ONE

12' x 9'6 (3.66m x 2.90m)

Double glazed window to rear, smooth plastered ceiling, radiator, power points, laminate floor.

BEDROOM TWO

12'7 x 8'11 (3.84m x 2.72m)

Double glazed window to front, coved and textured ceiling, access to boarded loft with ladder, three built-in storage cupboards, power points, laminate floor.



REAR GARDEN

in excess of 39' (in excess of 11.89m')

Small decking area, artificial lawn area, brick paved path and further patio area, outside tap, garage/shed approached via rear access.

FRONT GARDEN

With wall surround.







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